

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Aliso Canyon Tentative Map
PDS2014-TM-5589; PDS2014-ER-14-08-011; HLPXX-XXX

October 23, 2014

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program and the project site contains habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. The project complies with the Habitat Loss Permit Ordinance as documented in the Draft Habitat Loss Permit and 4(d) findings.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
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NO
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NOT APPLICABLE/EXEMPT
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The project will obtain its water supply from the Olivenhain Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers: The site contains wetlands, which if disturbed would result in a significant impact. The entire wetland will be placed in an open space easement prior to issuance of improvement or grading plans or prior to recordation of the Final Map, whichever comes first. There will be no net loss of wetlands and therefore no significant impact will occur. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: The property has been surveyed by a County of San Diego approved archaeologist and it has been determined there is one archaeological present. Testing and other investigation determined the archaeological site does not meet the definition of significant site. Therefore, the site does not need to be preserved under the Resource Protection Ordinance.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
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NO
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NOT APPLICABLE
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The project Storm Water Management Plan and Hydromodification Management Study has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
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NO
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NOT APPLICABLE
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Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

The project is comprised of an eight (8) lot subdivision which is located within the San Dieguito Community Plan area. Based on the County Mobility Element maps, the project site is not located in close proximity to heavily traveled roadways, and staff does not anticipate future traffic noise levels to exceed the 60 dBA CNEL Noise Element requirement at the proposed project site. Additionally, traffic produced by the project subdivision is considered minimal and would not result in off-site direct/cumulative noise impacts. Therefore, the project demonstrates conformance with the policies within the County Noise Element.

Temporary construction operations were also evaluated pursuant to the County Noise Ordinance, Sections 36.409 & 36.410. Site preparation and rough grading is considered substantially louder than other activities. Based on the noise report, construction noise impacts from general construction operations would be less than significant. Potential noise impacts have been identified that are associated with breaking and blasting activities. Breaker noise has the potential to exceed the County noise level limit. The breaker activities would require grading plan conditions to limit operations to 250 feet from any property lines which are developed with a residential use. A full blasting analysis cannot be completed until the site is cleared of all surface materials. Although no areas of the site are specifically anticipated to require blasting, the possibility of blasting cannot be ruled out at this time. Therefore, the project would be conditioned to submit a Blasting Management Plan during grading operations and at the time it has been determined that blasting would be necessary. The blasting plan shall evaluate all noise sources associated with blasting and demonstrate compliance with the County Noise Ordinance. To ensure the project complies with County noise standards and is consistent with the County General Plan Update EIR, the project would be conditioned to incorporate noise measures for project related construction noise and blasting.